



City of Granite City

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Historical Architecture Review Committee

Minutes

July 27, 2010

CALL TO ORDER

Chairman Ron Laboray called the meeting of the HARC Commission to Order at 5:00 PM.

ATTENDANCE / ROLL CALL

Members Present were: Chairman Ron Laboray, Henry Gabriel, Kim King, Terry Pierce, Eric Hill and Paula Hagnauer. Also present were: Alderman Dan McDowell, Laura Andrews (Assistant City Attorney) and Steve Willaredt.

MINUTES & AGENDA

A motion to approve the Minutes from the previous meeting and this evenings Agenda was made by Terry Pierce and seconded by Henry Gabriel. Voice vote. All ayes. Motion carried by unanimous consent.

CHAIR COMMENTS

The Chair, Ron Laboray, thanked everyone for coming to the meeting and called for the first Petitioner.

PETITIONER: (1) Stacie Polk / BSR Book Store 1239 19th Street (Ralph Building)

Stacie introduced herself and stated she and her husband would like to open a used book store on the 19th Street side of the Ralph Building. She presented a large visual (graphic) design of the sign she would like to have painted by a professional artist/painter on the storefront. The middle panel advertised the name of store and would be located on the larger window. The left side of the display indicated the line of business they will operate, i.e. Buy, Sell and Trade used books and the right side announced their anticipated grand opening. The side sign would change from time to time advertising different attractions or specials planned.

Discussion followed concerning the Ralph building being up to code and ready for occupancy. Mr. Willaredt stated there have been issues in the past and questioned whether HARC prefers the building to be inspected on a space to space occupancy, or the entire building. The Board agreed to allow a space by space inspection. The Zoning Administrator stated each tenant is required by Ordinance to obtain a full inspection in order to obtain a Final Use and Occupancy Certificate. The Building, Electrical, Mechanical and Plumbing would all have to pass stringent inspections.

The Chairman stated BSR Books is exactly the type of business desired and will contribute well to the Arts and Environment district. Her proposed painted on window sign meets all

requirements set forth by Ordinance and The Zoning Administrator saw no problem, as long as the outside-to-inside view is not obstructed for police “drive bys” at night.

The Petitioner stated she plans to open for business in December, with the Grand Opening set for January 11, 2011. The Chair called for further questions or comments. None were voiced.

MOTION by Eric Hill and seconded by Kim King to approve her request to open a used book store, pending passage of all required inspections. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER: (2) Aiello’s Pizzeria
1318 Niedringhaus Avenue

Ailie Ritchie, fiancée of Tony Aiello, presented herself and Jennifer Lopez as spokespersons for the Pizzeria.

Ms. Ritchie distributed a portfolio containing a brief background introduction of herself, Tony and their Management team. Also included in the portfolio were blueprints for the interior design of the building, a photo of the décor of the pizzeria and a picture depicting the exterior storefront with proposed signage.

Following a brief period for the Board to digest the portfolio, discussion followed. Noted, the location is the old Steele Kunnemann Building and, yes, they intend to apply for a liquor license. The pizzeria is planning to open in mid-September of this year. The Chair complimented the Petitioner on her presentation.

Signage was discussed. The proposed signs appear to be in compliance with Code. The Assistant City Attorney stated rules under the HARC guidelines are very specific and follow the City’s Sign Ordinance. The Commission believes if the pizzeria follows HARC guidelines, there will be no issues or problems with compliance.

MOTION by Terry Pierce and seconded by Eric Hill to approve the proposed Aiello’s Pizzeria Restaurant. Voice vote. All ayes. Motion carried by unanimous consent.

PETITIONER: (3) George Grove Plumbing & Heating
2057 Edison Avenue

Tim Grove introduced himself and stated the family business wishes to move from their present location at 2260 Monroe Street, to the rear section of the building located at 2057 Edison Avenue and to lease the upstairs and front portion of the building.

Discussion followed. Henry Gabriel asked how many employees would be at the location and if there is ample parking. Tim’s reply was 4 workers, and yes, he believed there are enough parking spaces. The Assistant City Attorney questioned if there would be retail sales and was told “no”.

The Zoning Administrator stated he has had a conversation with Tim Grove and was informed all materials will be located inside, the only thing people would see are trucks leaving in the morning and returning around 5:00 PM.

Concerning proposed signage, Mr. Grove stated the intent is to move the 4 ft X 8 ft aluminum sign from the Monroe Street location and place it on the 21st Street side of the building. Mr. Willaredt stated the size of the sign is allowed because the property is a corner location, therefore, considered double frontage.

The Chair completed the following requirements and conditions (checklist) for a Special Exemption Permit for the D-1 Arts and Entertainment District /Proposed Use: Commercial and Rental Property.

- a. Hours of Operation limited to: 8:00 AM to 4:30 PM
- b. Signage allowed: 4 ft X 8 ft Aluminum
- c. Screening required: Around 3 sides of Dumpster
- d. Additional Parking required: No
- e. Any additional exterior lighting permitted: No
- f. Adverse affects on public health, safety and welfare? None
- g. Will there be substantial injury to the value of other property in the neighborhood? No
- h. Will the proposed use substantially alter the essential character of the district in which it is to be located? No
- i. Is the Special Exemption necessary to extract reasonable value from the use of the property? No
- j. Are any provisions needed for the protection of adjacent property? No
- k. Any additional requirements? Yes. All lessees will have to appear before HARC, and no downstairs residential tenants will be allowed.

The Chair called for further questions or comments. None were voiced.

MOTION by Eric Hill and seconded by Henry Gabriel to approve the request for business relocation to 2057 Edison and grant the Special Exemption. Voice vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Kim King questioned the construction of new homes in the area and the facades. The Zoning Administrator explained back in 2008, prior to the formation of HARC, 20 First Homes purchased vacant lots and appeared before the Planning and Zoning Commission with their Petition, prints and plans. The homes are financed rent-to-own. Their funding went a little sour for a year. Presently, they are back in business with nine houses under construction. The style and the aesthetics are designed to conform to the neighborhood they are in. The assistant City Attorney stated, if a Petition started with the Plan Commission then it stays with the Commission.

UNFINISHED BUSINESS

None voiced.

ANNOUNCEMENT: The next *Open Market* in Lincoln Place is scheduled for Sunday, August 14, 2010, with approximately 30 participating vendors.

MOTION to adjourn made by Kim King and seconded by Terry Pierce. Motion Carried.

Respectfully submitted,

Barbara Hankins

Secretary, HARC

July 28, 2010

**Historical Architecture Review Committee
Advisory Report
July 27, 2010**

PETITIONER: Stacie Polk / BSR Book Store

MOTION by Eric Hill and seconded by Kim King to approve the Plans for establishment of BSR Used Books to be located at 1239 19th Street (Ralph Building).

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Kim King	Yes	Paula Hagnauer	Yes
Terry Pierce	Yes	Eric Hill	Yes

All in favor. **Motion passed by unanimous consent.**

PETITIONER: Tony Aiello / Aiello's Pizzeria

MOTION by Terry Pierce and seconded by Eric Hill to approve the proposed Plans for establishment of Aiello's Pizzeria.

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Kim King	Yes	Paula Hagnauer	Yes
Terry Pierce	Yes	Eric Hill	Yes

All in favor. **Motion passed by unanimous consent.**

PETITIONER: George Grove Plumbing & Heating

MOTION by Eric Hill and seconded by Henry Gabriel to approve the request for business relocation and grant the Special Exemption (allowing a plumbing and heating business with residential leasing upstairs) in a district Zoned D-1, Arts and Entertainment.

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Kim King	Yes	Paula Hagnauer	Yes
Terry Pierce	Yes	Eric Hill	Yes

All in favor. **Motion passed by unanimous consent.**